

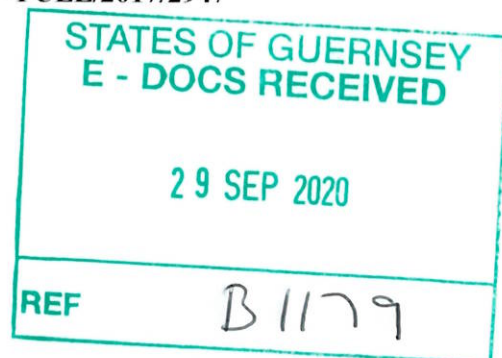
## **R. J. STEWART (Architect)**

“Anjoma”, Longtrac, St Martin’s, Guernsey. GY4 6QY (Tel. 01481 236284 & Mobile 07781 407363 ), Email: stewarch@cwgsy.net

Our Ref. rjs/329/ 28sept2020

Your Ref.s: **Phase 1 - FULL/2016/2545**  
**& Phase 2 – FULL/2017/2947**

**Environment Dept ( Planning ), For attention of Ed Tildesley,**  
Sir Charles Frossard House,  
La Charroterie,  
St. Peter Port.  
GY1. 1FH.



**28<sup>th</sup> September 2020,**

Dear Ed,

**Re – Proposed 8 Bedroom rear extension & minor alterations to existing Orchard House Residential Care Home, La Route Des Capelles, St. Sampsons, GY2. 4GQ., for Mr & Mrs A. Davison ( Owners ).**  
**Application for renewal of Planning Permission**

Your Dept’s approval for Phase 1 ( Bedrooms 1 to 6 ) expired on 11 Dec 2019 although the current Phase 2 approval ( Bedrooms 7 and 8 ) extends to 6 Dec 2020.

In the circumstances it would appear sensible to combine the request for renewal of the now lapsed Phase 1 approval with a new Phase 2 approval, as agreed in your Department’s 31 July 2020 e-mail to me.

**Please note the following developmental alterations to the previously approved Phase 1 drawings 329/SK/01,02, 03 and 04.**

The relocation of the Site’s North East Boundary necessitated by Title Deeds required alterations to these drwgs noted as a), b) and c) in my 16 October 2017 explanatory letter to you. Additionally in order to apply for a Phase 1 Building Licence it was also necessary to upgrade the above SK series drwgs to a WD Series ( i.e. working drawing ). This was done in November 2017 and a Building Licence was received for Phase 1 only ref FP/2017/1092 on 7 December 2017, expires 6 December 2020. Therefore the original approved Phase 1 SK series drwgs are now superceded by the below listed WD series drwgs. However please note that the original Phase 2 SK series drwgs as also listed below remain current.

**Documents attached in application for Planning Permission**

**My client’s application fee cheque for £1,600 ( Category 4A v ), attached to this letter, in respect of a total floor area of 296 sq m ( Phase 1 240 sq m plus 56sq m for Phase 2 ).**

**Duplicate copies of duly completed Planning Application Form.**

**Four copies of Digimap sourced 1/1250 Site Location Plan.**

**Four copies of each of survey drwgs 329/S/01A and 02 ( Plan and Elevations as existing ).**

**Four copies of each of the following WD series drwgs :**

**WD/02A sheet 1 – 1/50 scale part ground floor plan**

**WD/02B sheet 2 – 1/50 scale part ground floor plan**

**WD/02B –sheet 3 – 1/150 scale overall ground floor plan**

**WD/03A –sheet 1 – 1/50 scale part outline roof plan**

WD/03B – sheet 2 – 1/50 scale part outline roof plan  
WD/04A – 1/50 scale overall general arrangement roof plan  
WD/05A - 1/50 scale East Elevation & Cross Section A – A  
WD/06A – 1/50 scale North and South Elevations  
WD/07A – 1/50 scale Section B – B  
WD/08 – 1/50 scale Roof Outline Plan indicating Alternative Fire Escape Staircases

Note 1:

The above drwgs ( inclusive of WD/01 sheets 1, 2 & 3 which show Substructure and Drainage – only of interest to Building Control & therefore not included here ) are the current Phase 1 area drwgs which supercede former approved drwgs SK/01, 02, 03 & 04 ( Plans, Elevs & Sections ) and which have a current Building Licence.

Note 2:

**Attached are 4 copies of each of the following previously approved and current Phase 2 drwgs**  
SK/05 – 1/100 scale Ground floor Plan & Roof plan of additional Bedrooms 7 & 8  
SK/06 – 1/100 scale elevations of additional Bedrooms 7 & 8  
SK/07 – 1/200 scale Site Block Plan indicating previously approved Phase 1 and Phase 2 areas

Regarding the concept of adding additional bedrooms to Orchard House I would refer you to my original Phase 1 application letter of 12 October 2016 which deals with the following subjects, which apply then as now.

My client's intention to add further Bedrooms discussed with you around time of their purchase of Orchard House.

The preference for potential residents to be located in their own parish.

Policies CO1 and SCR1 ( Former Urban Area Plan ) were discussed in my letter although it is appreciated that compatible legislation exists in the current I.D.P. You are on record as stating that :

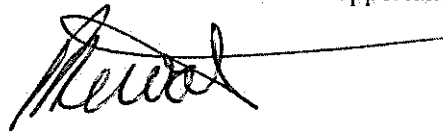
“taking into account the location of the site and the extent of the alterations/extensions proposed it is likely that the proposal would not in effect detract from the openness of the countryside or result in the loss of agricultural land. You also make reference to the siting, scale form and design of the proposal being acceptable and the effect on neighbouring properties being limited”

Finally we would advise that **“the design, including insulation, drainage, water efficiency, materials, waste storage and disposal, and the conservation of fuel and power, also meets the current Building Regulations”.**

All of the above is what we initially set out to try to achieve and this remains our goal in now requesting a renewal of Planning Approval for Phases 1 and 2 collectively.

May this application please be considered at the earliest opportunity.

Yours faithfully,



**Roy Stewart ( Architect )**

c.c. Mr & Mrs A. Davison with copies of all documents listed above.